073.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,200 / 749,200
					USE VALUE:	749,200 / 749,200
					ASSESSED:	749,200 / 749,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WAGNER MARK T/KATHLEEN L
Owner 2:	
Owner 3:	
Street 1:	30 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BEGGAN MARY E -
Owner 2:	-
Street 1:	30 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .363 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1186 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15806.000	248,500		500,700	749,200
Total Card	0.363	248,500		500,700	749,200
Total Parcel	0.363	248,500		500,700	749,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 631.92 /Parcel: 631.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46024

GIS Ref

GIS Ref

Insp Date 09/08/18

!6124!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,500	0	15,806.	500,700	749,200		Year end	12/23/2021
2021	101	FV	239,900	0	15,806.	500,700	740,600		Year End Roll	12/10/2020
2020	101	FV	240,000	0	15,806.	500,700	740,700	740,700	Year End Roll	12/18/2019
2019	101	FV	202,900	0	15,806.	465,000	667,900	667,900	Year End Roll	1/3/2019
2018	101	FV	202,900	0	15,806.	465,000	667,900	667,900	Year End Roll	12/20/2017
2017	101	FV	202,900	0	15,806.	407,700	610,600	610,600	Year End Roll	1/3/2017
2016	101	FV	202,900	0	15,806.	372,000	574,900	574,900	Year End	1/4/2016
2015	101	FV	190,300	0	15,806.	329,100	519,400	519,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:21:38

LAST REV

Date	Time
09/28/18	08:38:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6124

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEGGAN MARY E	44050-569		11/5/2004		439,500	No	No		
BEGGAN MARY -TR	22385-363		9/11/1992		99	No	No		A

USER DEFINED

Prior Id # 1:	46024
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2004	1069	Renovate	8,000			G6	GR FY06	GENL UPGRADE

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	BS	Barbara S
1/3/2009	Meas/Inspect	372	PATRIOT
4/26/2005	Permit Visit	BR	B Rossignol
4/3/2005	MLS	MM	Mary M
10/26/2000	Hearing Chag	201	PATRIOT
10/12/1999	Meas/Inspect	243	PATRIOT
7/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15806		Sq. Ft.	Site		0	70.	0.45	12			Wet	-20					500,739						500,700	

Total AC/HA:	0.36286	Total SF/SM:	15806	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	500,739	Spl Credit		Total:	500,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305235
Depreciation:	56774
Depreciated Total:	248461

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

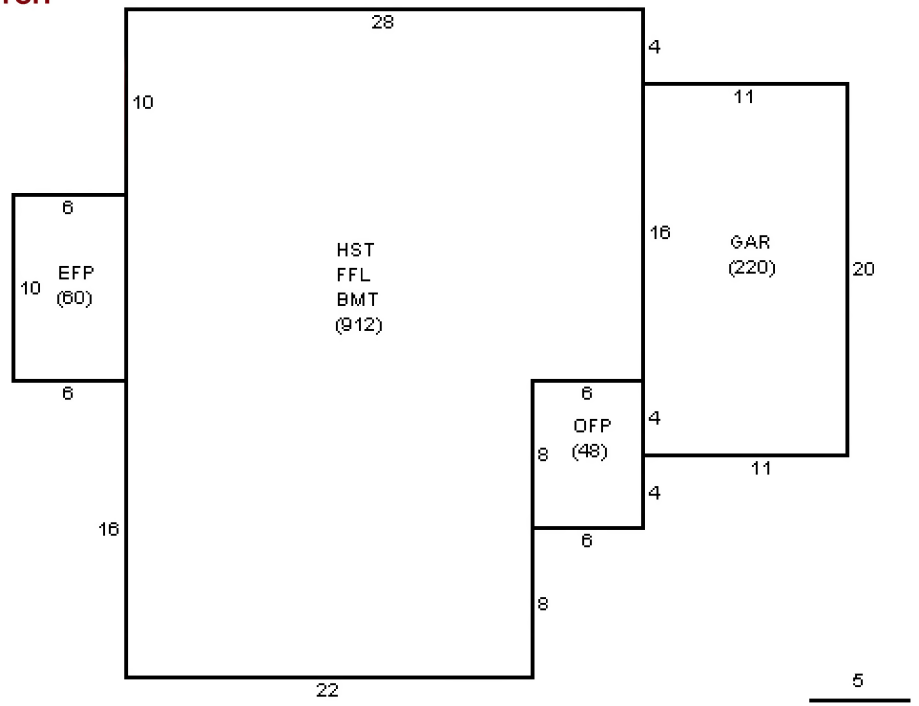
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.00
Special Features:	0	Val/Su Net:	95.28
Final Total:	248500	Val/Su SzAd	181.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	44.100	40,219
FFL	First Floor	912	147.000	134,064
HST	Half Story	456	123.480	56,307
GAR	Garage	220	26.100	5,741
EFP	Enclos Porch	60	71.870	4,312
OFP	Open Porch	48	43.560	2,091

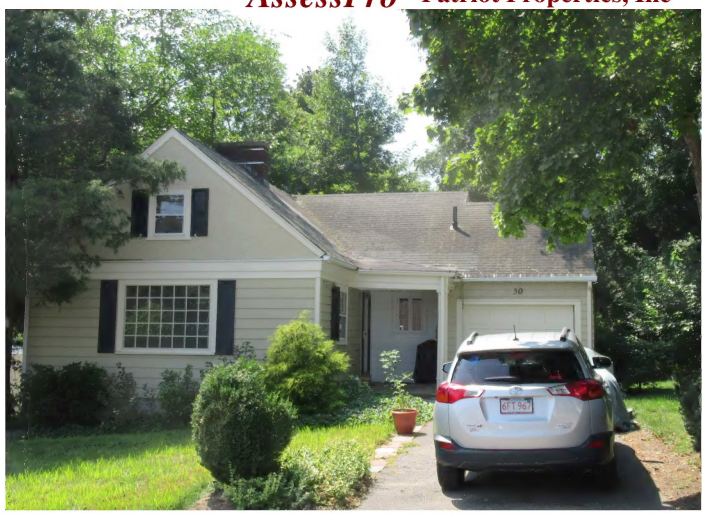
Net Sketched Area:	2,608			Total:	242,734
Size Ad	1368	Gross Area	3064	FinArea	1186

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	40		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: